

## VII. J. SOUTHWEST SUBAREA



The **Southwest Subarea** is characterized by light residential, retail/commercial and industrial uses, as well as military installations. Neighborhoods are ethnically diverse, and range from low to middle income. Retail and commercial development is concentrated along major thoroughfares such as Southwest Military Drive. The terrain is generally flat to slightly sloping with wooded areas comprised of mesquite, hackberry, and persimmon. The majority of undeveloped land was once used for agriculture and is now open grassland. This Subarea includes portions of Council Districts 4 and 5.

### 1. **CENSUS TRACTS**

1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618

### 2. **POPULATION** (estimated)\*      **% of change**

|      |        |        |
|------|--------|--------|
| 2000 | 93,240 |        |
| 2005 | 94,995 | +1.90% |
| 2010 | 96,763 | +1.90% |
| 2015 | 97,530 | +0.80% |

\*Based on past trend analysis (1970-2000) and current 2005 city limit boundaries as provided by the City of San Antonio Planning Department, January 2005.

### 3. **DEMOGRAPHICS\***

|                  |        |       |        |
|------------------|--------|-------|--------|
| Hispanic         | 85.70% | Age   |        |
| Anglo            | 10.20% | <5    | 9.30%  |
| African American | 2.40%  | 5-17  | 24.50% |
| Other            | 1.70%  | 18-24 | 11.50% |
|                  |        | 25-44 | 27.90% |
| Male             | 48.40% | 45-64 | 16.70% |
| Female           | 51.60% | 65+   | 10.10% |

Median Household Income      \$27,171

\*Based on census population and housing statistics as provided by the City of San Antonio Planning Department, January 2005.

### 4. **PROMINENT LANDMARKS AND FACILITIES**

- Lackland Air Force Base
- KellyUSA

### 5. **NATURAL RESOURCE ASSETS**

- Undeveloped, flat property in the southwestern half of the subarea.
- Leon and Medio Creeks

### 6. **PARK FACILITIES LISTING**

#### A. City of San Antonio Facilities

| <u>Name</u>     | <u>Type</u> | <u>Acreage</u> |
|-----------------|-------------|----------------|
| Forge           | NP          | 3.10           |
| Gateway Terrace | NP          | 5.30           |
| Kelly Area      | NP          | 3.50           |
| Royal Gate      | NP          | 8.20           |

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**Subtotal Neighborhood Parks** **20.10 acres**

|                  |       |       |
|------------------|-------|-------|
| Flores, Jimmy    | CP    | 10.87 |
| Golden           | CP    | 15.99 |
| Kennedy          | CP/SC | 39.40 |
| Medina Base Road | CP    | 44.53 |
| Miller's Pond    | CP    | 44.17 |
| Normoyle         | CP    | 30.20 |
| Palm Heights     | CP    | 2.00  |
| South San        | CP    | 1.30  |

**Subtotal Community Parks** **188.46 acres**

Pearsall LUP 231.08

**Subtotal Large Urban Parks** **231.08 acres**

Camargo, Mateo SUF 45.00

**Subtotal Special Use Facilities** **45.00 acres**

**TOTAL CITY PARK ACREAGE** **484.64**

### B. Bexar County Facilities

| <u>NAME</u> | <u>ACREAGE</u> |
|-------------|----------------|
|-------------|----------------|

|                        |      |
|------------------------|------|
| South San Civic Center | .328 |
|------------------------|------|

**Subtotal** **.328 acres**

**TOTAL NON-CITY PARK ACREAGE** **.328**

**GRAND TOTAL SOUTHWEST SUBAREA PARK ACREAGE** **484.97**

## 7. NEEDS ASSESSMENT

Based on the statistics in the report entitled "The Excellent City Park System" published by The Trust for Public Land, the national average of 16 acres of park land per 1,000 residents, the following chart summarizes the park land needs of the Southwest Subarea (based on June 2005) park acreage figures).

### SOUTHWEST SUBAREA LAND ACQUISITION NEEDS IDENTIFICATION\*

|   | <b>2004<br/>Inventory<br/>(Acres)</b> | <b>Current<br/>Service<br/>Ratio<br/>(Acres/Pop.)</b> | <b>2005<br/>Estimated Population<br/>94,995<br/>(Acres/Goal) (Excess/Def.)</b> |        | <b>2010<br/>Estimated Population<br/>96,763<br/>(Acres/Goal) (Excess/Def.)</b> |        | <b>2015<br/>Estimated Population<br/>97,530<br/>(Acres/Goal) (Excess/Def.)</b> |        |
|---|---------------------------------------|---|--|--------|--|--------|--|--------|
| <b>Total City-Owned<br/>Park Acres</b>  | 484.64                                | 5.10/1,000  | 1,520  | -1,035 | 1,548  | -1,063 | 1,560  | -1,075 |
| <b>Total Public Park<br/>Acres**</b> including City,<br>County, State, Federal and<br>Incorporated Cities park land | 484.97                                | 5.10/1,000  | 1,520  | -1,035 |  |        |  |        |

\* Based on June 2005 Park Acreage

In June 2005, the City owned 484.64 acres of park land, or 5.10 acres per 1,000 residents in the Southwest Subarea. Based on the national average of 16 acres per 1,000 residents, a deficiency of 1,520 acres exists. Park acres of other public entities do not impact this total. Based solely on City

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population projections and park acreage figures (assuming no further acquisition), there will be a deficit of 1,063 acres by the year 2010.

### 8. PAST ACCOMPLISHMENTS (1999-2004)

#### A. Capital Improvement Projects Completed

| <u>Project</u>                             | <u>Funding</u> | <u>Source</u> | <u>Completion</u> |
|--|----------------|---------------|-------------------|
| Miller's Pond Park Tree Planting           | \$50,800       | General Fund  | May 1999          |
| Normoyle Community Center Addition         | \$313,000      | Park Bonds    | June 1999         |
| Royalgate Park Basketball Court            | \$15,000       | CDBG          | July 1999         |
| Kelly Area Park Development                | \$170,000      | CDBG          | October 1999      |
| Golden Community Park Improvements Ph 3*** | \$50,000       | General Fund  | January 2000      |
| Camargo Park Rehabilitation***             | \$860,000      | Park Bonds    | June 2000         |
| Palm Heights Community Center Repairs      | \$80,000       | General Fund  | May 2001          |
| Flores Park Improvements***                | \$200,000      | Park Bonds    | February 2002     |
| Golden Community Park Improvements Ph 4    | \$200,000      | Park Bonds    | March 2002        |
| Normoyle Park Improvements                 | \$315,000      | Park Bonds    | June 2002         |
| Miller's Pond Park Road Realignment        | \$62,163       | CDBG          | March 2003        |
| Medina Base Road Park Development          | \$434,674      | Park Bonds    | October 2003      |

\*\*\* Denotes project identified in the 1999 Parks and Recreation System Plan.

There were 12 Park Capital Improvement Projects completed in the past five years with total budgets and investments in the community of \$2,750,637. Out of the projects completed 25% of the projects were identified as priority needs from the 1999 Parks and Recreation System Plan.

#### B. Park Land Acquired

- Kelly Area Park – (1999) – 3.50 acres
- Pearsall Park Addition – (2000) – 4.71 acres
- Medina Base Road Park – (2001) – 44.534 acres
- Gateway Terrace Park – (2004) – 5.30 acres
- Flores Park addition – (2004) - .87 acres
- Miller's Pond Park addition – (2004) – 1.97 acres

There were 60.884 acres of park land added in the past five years with a total of 484.64 acres of City park land currently in the Subarea.

#### C. Funded Projects (currently under design or construction)

| <u>Project</u>                      | <u>Funding</u> | <u>Source</u>    |
|-------------------------------------|----------------|------------------|
| Flores Park Improvements Phase 2*** | \$645,000      | Park Bonds, CDBG |
| Forge Park Improvements***          | \$150,000      | Park Bonds       |

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|   |             |            |
|---|-------------|------------|
| Gateway Terrace Park Development                | \$250,000   | Park Bonds |
| Golden Community Park Phase 5***                | \$150,000   | Park Bonds |
| Hillside Acres Garden Development               | \$100,000   | Park Bonds |
| Leon Creek Greenway Development***              | \$1,200,000 | Sales Tax  |
| Medina Base Road Park Skate Facility            | \$150,000   | Park Bonds |
| Miller's Pond Park Improvements Phase 2***      | \$200,000   | Park Bonds |
| Neighborhood Park Acquisition***                | \$32,000    | UDC Fees   |
| Normoyle Park Community Center Repairs          | \$50,000    | CDBG       |
| Palm Heights Park Improvements***               | \$157,431   | HUD 108    |
| Pearsall Park Disc Golf Course***               | \$80,000    | Park Bonds |
| Pearsall Park Youth Sports Facility***          | \$1,000,000 | Park Bonds |
| Royalgate Park Playground Replacement***        | \$150,000   | CDBG       |
| South San Playground Development                | \$110,000   | Park Bonds |
| Valley Hi/Sky Harbor RR Spur Hike & Bike Trails | \$420,000   | Park Bonds |

\*\*\* Denotes project identified in the 1999 Parks and Recreation System Plan.

There are currently 16 Park Capital Improvement Projects funded and underway with total budgets and investments in the community of \$4,844,431. Out of these projects, 63% of the projects were identified as priority needs from the 1999 Parks and Recreation System Plan.

### 9. COMMUNITY SURVEY

Based on surveys completed during the planning process for this document and on discussions with citizens, need was expressed for the following activities and facilities in the Southwest Subarea.

- development of Gateway Terrace Park
- further development of Pearsall Park
- rehabilitation of facilities at Kennedy Park

### 10. RECOMMENDATIONS

After study of the demographic profile (both current and projected) of the Southwest Subarea, inventory of current facilities and programs, and expressed needs of citizens, the following recommendations are being made to guide development of parks and recreation facilities and programs in the next ten years. Included are both general and specific recommendations.

#### GENERAL PRIORITIES

- acquire additional park acreage to meet service goals, especially in regards to neighborhood and community parks.
- rehabilitate parks and recreation facilities to assure safety, security, accessibility and quality programming for users, especially in regards to neighborhood and community parks.



- acquire park acreage and further develop the Leon Creek Greenway with links to Pearsall Park, Lackland Air Force Base, and KellyUSA.
- continue implementation of master plan for Pearsall Park.
- complete implementation of master plan for Golden Community Park.
- complete implementation of master plan for Miller's Pond Park.
- expand non-traditional recreation programs at existing community centers and park facilities.
- develop a youth activity center near Loop 410.
- renovate existing sports fields to develop competitive girls softball at Normoyle Park.

## 11. PROPOSED/UNFUNDED CAPITAL IMPROVEMENT PROJECTS

| Recommendation   | Estimate*   | Source | Year |
|--|-------------|--------|------|
| <b>Outdoor Priority 1</b>  |             |        |      |
| <b>Pearsall Park (North)</b> -- design and construct development of the north end of the park including parking, access trails, trailhead facility, picnic facilities, and park amenities based on the master plan for the park. (Council District 4)    |             |        |      |
| Design   | \$437,500   | all    | 2006 |
| Construction   | \$1,820,000 | all    | 2007 |
| <b>Outdoor Priority 2</b>  |             |        |      |
| <b>Kennedy Park</b> -- design and construct rehabilitation to restrooms, parking lots, trail, drainage, irrigation, landscape, park furnishings, ADA modifications, and sports fields. (Council District 5)  |             |        |      |
| Design   | \$221,000   | all    | 2007 |
| Construction   | \$919,360   | all    | 2008 |
| <b>Outdoor Priority 3</b>  |             |        |      |
| <b>Swimming Facility Rehabilitation @ Normoyle Pool, Flores Pool, and Kennedy Pool</b> – design and construct rehabilitation to ADA modifications, shade structures, deck replacement, and filter system/piping replacement. (Council Districts 4 and 5) |             |        |      |
| Design   | \$263,694   | all    | 2008 |
| Construction   | \$1,096,742 | all    | 2009 |
| <b>Outdoor Priority 4</b>  |             |        |      |
| <b>Miller's Pond Park</b> -- design and construct development of formal ball fields, softball, soccer & football fields, amenities, restrooms, skate park, and parking. (Council District 4)   |             |        |      |
| Design   | \$251,775   | all    | 2009 |
| Construction   | \$1,047,023 | all    | 2010 |
| <b>Outdoor Priority 5</b>  |             |        |      |
| <b>Normoyle Park Sports Fields</b> – design and construct rehabilitation to sports facilities to include irrigation, utility upgrades, scorer's booths, shade canopies, and ADA modifications. (Council District 5)                                      |             |        |      |
| Design   | \$160,000   | all    | 2010 |
| Construction   | \$669,159   | all    | 2011 |

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### **Indoor Priority 1**

**South San Community Center**-- design and construct rehabilitation to the building to include overhead doors, parking lot, HVAC rehabilitation, interior and exterior painting, and ADA modifications. (Council District 5)

|                     |           |     |      |
|---------------------|-----------|-----|------|
| <i>Design</i>       | \$143,312 | all | 2008 |
| <i>Construction</i> | \$596,178 | all | 2009 |

### **Indoor Priority 2**

**Youth Activity Community Center**-- design and construct a 13,000 s.f. facility near Highway 90 and Loop 410, possibly in an existing park, to include a gymnasium, multi-purpose rooms, storage, restrooms, and park improvements to include ball fields, playgrounds, skate park, and basketball courts. (Council Districts 4, and 5)

|  |             |     |      |
|--|-------------|-----|------|
| <i>Land Acquisition (15 to 20 acres)</i> | \$520,000   | all | 2007 |
| <i>Design</i>                            | \$646,797   | all | 2009 |
| <i>Construction</i>                      | \$2,690,675 | all | 2010 |

### **Indoor Priority 3**

**Community Center**--design & construct community center with a gymnasium in the Thompson neighborhood area . (Council District 5)

|                     |             |              |      |
|---------------------|-------------|--------------|------|
| <i>Design</i>       | \$760,408   | all but CDBG | 2011 |
| <i>Construction</i> | \$3,163,298 | all but CDBG | 2012 |

### **Other Subarea Project Needs**

**Acquisition** -- of neighborhood and community park land. (Council Districts 4 and 5)

|                            |             |     |      |
|----------------------------|-------------|-----|------|
| <i>Acquire 15-20 acres</i> | \$312,000   | all | 2007 |
| <i>Acquire 45 acres</i>    | \$1,012,378 | all | 2009 |
| <i>Acquire 15-20 acres</i> | \$364,996   | all | 2011 |
| <i>Acquire 45 acres</i>    | \$1,184,339 | all | 2013 |
| <i>Acquire 15-20 acres</i> | \$426,974   | all | 2015 |

**Forge Park** -- design and construct rehabilitation to playground, restrooms, security lighting, ADA modifications, landscape, and park furnishings. (Council District 4)

|                     |           |     |      |
|---------------------|-----------|-----|------|
| <i>Design</i>       | \$98,426  | all | 2009 |
| <i>Construction</i> | \$409,451 | all | 2010 |

**Gateway Terrace Park** -- design and construct playground, walking trail, security lighting, parking, and park furnishings. (Council District 4)

|                     |           |     |      |
|---------------------|-----------|-----|------|
| <i>Design</i>       | \$167,290 | all | 2011 |
| <i>Construction</i> | \$695,925 | all | 2012 |

**Golden Park** -- design and construct development to include volleyball court, pavilion, picnic units, parking addition, ball field, and park furnishings. (Council District 4)

|                     |           |     |      |
|---------------------|-----------|-----|------|
| <i>Design</i>       | \$133,634 | all | 2009 |
| <i>Construction</i> | \$555,683 | all | 2010 |

**Kelly Area Park** -- design and construct lighting for the walking trail. (Council District 5)

|                     |           |     |      |
|---------------------|-----------|-----|------|
| <i>Design</i>       | \$56,243  | all | 2009 |
| <i>Construction</i> | \$233,972 | all | 2010 |

**Kennedy Park Sports Facility** --design and construct rehabilitation to sports facility to include irrigation, utility upgrades, scorer's booths, shade canopies, and ADA modifications. (Council District 5)

|                     |             |     |      |
|---------------------|-------------|-----|------|
| <i>Design</i>       | \$297,440   | all | 2008 |
| <i>Construction</i> | \$1,237,350 | all | 2009 |

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**Neighborhood Park Development** -- design and construct new neighborhood parks with walking trails, playgrounds, sport courts, and other appropriate development (5 parks). (Council Districts 4 and 5)

|                     |           |     |      |
|---------------------|-----------|-----|------|
| <i>Design</i>       | \$112,486 | all | 2009 |
| <i>Construction</i> | \$467,943 | all | 2010 |
| <i>Design</i>       | \$116,986 | all | 2010 |
| <i>Construction</i> | \$486,661 | all | 2011 |
| <i>Design</i>       | \$121,665 | all | 2011 |
| <i>Construction</i> | \$506,128 | all | 2012 |
| <i>Design</i>       | \$126,532 | all | 2012 |
| <i>Construction</i> | \$526,373 | all | 2013 |
| <i>Design</i>       | \$131,593 | all | 2013 |
| <i>Construction</i> | \$547,428 | all | 2014 |

**Palm Heights Park** -- design and construct rehabilitation to lighting and tennis courts. (Council District 5)

|                     |           |     |      |
|---------------------|-----------|-----|------|
| <i>Design</i>       | \$122,200 | all | 2007 |
| <i>Construction</i> | \$508,352 | all | 2008 |

**Pearsall Park (South)** -- design and construct development of the south end of the park including a bmx and mountain bike facility, trails, birding overlook, and park amenities based on the master plan for the park. (Council District 4)

|                     |             |     |      |
|---------------------|-------------|-----|------|
| <i>Design</i>       | \$365,581   | all | 2010 |
| <i>Construction</i> | \$1,250,000 | all | 2011 |

**Royalgate Park** -- design and construct rehabilitation to picnic facilities, lighting, park furnishings, landscape, and ADA modifications. (Council District 4)

|                     |           |     |      |
|---------------------|-----------|-----|------|
| <i>Design</i>       | \$71,237  | all | 2012 |
| <i>Construction</i> | \$296,085 | all | 2013 |

**Skate Parks** -- design and construct skate plazas and parks as a conversion of underused tennis courts. (Council Districts 4 and 5)

|                     |           |     |      |
|---------------------|-----------|-----|------|
| <i>Design</i>       | \$135,200 | all | 2008 |
| <i>Construction</i> | \$562,432 | all | 2009 |

**Stablewood Farms Park** -- design and construct rehabilitation and further development of this neighborhood park to include picnic facilities, lighting, and ADA modifications. (Council District 4)

|                     |           |     |      |
|---------------------|-----------|-----|------|
| <i>Design</i>       | \$116,975 | all | 2012 |
| <i>Construction</i> | \$467,899 | all | 2013 |

**TOTAL PROPOSED PROJECTS** **\$29,632,778**

\*Costs adjusted for annual inflation of 4% per year beginning in 2006.

### 12. SOUTHWEST SUBAREA FACILITIES MAP (Following Attachment)

### 13. SOUTHWEST SUBAREA PROGRAMS MAP (Following Attachment)